

**MINUTES FROM THE MEETING OF THE ST. CHARLES CITY COUNCIL  
HELD ON TUESDAY, FEBRUARY 21, 2017 – 7:00 P.M.  
CITY COUNCIL CHAMBERS, IN THE CITY COUNCIL CHAMBERS  
2 E. MAIN STREET ST. CHARLES, IL 60174**

**1. Call To Order By Mayor Raymond Rogina at 7:01 P.M.**

**2. Roll Call.**

**Present:** Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

**Absent:** None

**3. Invocation by Alder. Paylietner**

**4. Pledge of Allegiance.**

**5. Presentations**

- Proclamation to Declare February 13, 2017 through February 17, 2017 Random Acts of Kindness and Random Acts Matter Week in the City of St. Charles.

**6. Motion by Krieger, seconded by Gaugel to approve the Omnibus Vote.**

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED

**\*7. Motion by Krieger, seconded by Gaugel to accept and place on file minutes of the regular City Council meeting held February 6, 2017.**

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

**\*8. Motion by Krieger, seconded by Gaugel to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 1/30/2017 – 2/12/2017 the amount of \$2,118,240.22.**

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

**\*9. Motion by Krieger, seconded by Gaugel to accept and place on file the Treasurer's Report for periods ending October 31, 2016, November 30, 2016, and December 31, 2016.**

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

## I. New Business

None

## II. Committee Reports

### A. Government Operations

- \*1. Motion by Krieger, seconded by Gaugel to approve **Funds Transfer Resolutions 2017-T-1** Authorizing Budgeted Transfers in the Aggregate Amount of \$5,811,380.64 for Debt Service Payments and Miscellaneous Transfers.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)
2. Motion by Stellato, seconded by Silkiatis to approve a proposal for a Class E1 Liquor License for St. Charles Breakfast Rotary Club to be held at Lincoln Park, St. Charles on June 24 12:00 noon to 5:00 p.m.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Gaugel, Bessner  
NAY: Krieger, Lewis ABSENT: 0  
MOTION CARRIED

#### **Alder. Lewis**

I would like some further clarification. It is my understanding that the tickets for this are all presold.

#### **Kurt Barret, 218 Illinois Avenue**

We try as hard as we can to sell in advance to ensure we have the sales. But they are available the day of at a higher price.

#### **Mayor Rogina**

Was that the practice last year?

#### **Mr. Barrett**

Yes.

#### **Alder. Lewis**

I am sorry, I misunderstood that. I thought you had all your tickets presold.

#### **Mr. Barrett**

The majority were. But we had day of event tickets.

- \*3. Motion by Krieger, seconded by Gaugel to approve chair placement on public property for the DSCP Chair-ity promotion.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)
- \*4. Motion by Krieger, seconded by Gaugel to approve a Microsoft Enterprise Agreement through CDW-G for a not-to-exceed cost of \$133,923.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)

- \*5. Motion by Krieger, seconded by Gaugel to approve an **Ordinance 2017-M-3** Authorizing the Disposal of Surplus Personal Property Owned by the City of St. Charles.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)
- \*6. Motion by Krieger, seconded by Gaugel to accept and place on file minutes of the February 6, 2017 Government Operations Committee meeting.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)

**B. Government Services**  
None

**C. Planning and Development**

1. Motion by Bancroft, seconded by Turner to approve an Ordinance 2017-Z-1 Granting approval of a Minor Change to PUD Preliminary Plan for First St. Building #3-Sterling Bank (10 Illinois Street).  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner  
NAY: Payleitner, Lewis ABSENT: 0  
MOTION CARRIED
2. Motion by Bancroft, seconded by Stellato to approve an **Ordinance 2017-M-4** Approving and Authorizing the Execution of the Second Amendment to the City of St. Charles Central Downtown Tax Increment Financing Redevelopment Agreement by and between First Street Development II, LLC and the City of St. Charles, Kane and DuPage Counties, Illinois (First Street Project).  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner  
NAY: Payleitner, Lewis ABSENT: 0  
MOTION CARRIED

**Alder. Payleitner**

This specifies the parking issue, correct?

**Mayor Rogina**

Yes, as I understand it, the document says the Police will monitor that and First Street LLC is fine with that.

**Rita Tungare**

Correct. The priority will be on meeting the needs of short term parking during daytime hours.

3. Motion by Bancroft, seconded by Bessner approve a **Resolution 2017-7** Establishing the 2017 Inclusionary Housing Fee In-lieu Amount.  
ROLL CALL VOTE: AYE: Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
ABSTAIN: Stellato  
MOTION CARRIED

**Alder. Bancroft**

One comment. From the committee meeting until now, I had the opportunity to sit down with one of the housing commission members, John Hall. One thing I want to highlight is we both feel great urgency on what the administration of the housing fund is and how we are going to apply that money. How do we get the ball rolling with respect to the funds that are in place right now. One think I would love Staff to do is think about how we do that. I know there has been some other things that were put in place in respect to participating with Kane County. We both are worried that it is not going to be fast enough to satisfy our urgency for putting that money to good use. So 1) some thoughts from Staff on what are some things we can do and what can we do quickly; 2) What can we do to publicize the current outlet for the funds. 3) whether is discussion to be had in Planning and Development or whether there is discussion in respect to communicating our urgency to use these funds.

**John Hall, 3980 Riverview Drive**

Mr. Bancroft is right. I think that it's imperative that we communicate more often and know more of what's going on before it happens. Things can happen I understand. And you have the final say of how the funds are spent from the Illinois Housing Trust and from our Housing commission. I understand that. I think that there has to be a better way of making these fees tolerable that will work for everyone without being crazy. We need to have open discussion with the planning and zoning commission and therefore be able to come together on things. I, as a member of the housing commission, would like to bring some radical ideas instead of having it sit idly by. There is a lot of ways that can be done whether through charity or work with people in the community. I support that. I hope that you as a Council work together to give us that opportunity to work together. Otherwise for the past 11 years I have spent doing this is a waste of time.

**Mayor Rogina**

I think a joint meeting between the City Council and the Housing Commission would be worthwhile. To your point that there is money in the housing trust fund that can be used for good purposes. I think you are going to find a receptive Council.

**Mr. Hall**

I hope so. I hope we can work together.

**Alder. Turner**

I would like to see some of this money to our homeless veterans.

**Mayor Rogina**

There are a lot of creative ways to put this to use.

**Alder. Bancroft**

The big thing is urgency. We have to get going and it has to start with us.

**Mr. Hall**

We have talked about marketing what we do and it is laborious to go online to find the Kane County assistance. We need to be using this money in a much smarter way.

**Alder. Payleitner**

I think the ordinance restricts us on how we spend it. I think a joint meeting would be very productive.

- \*4. Motion by Krieger, seconded by Gaugel to accept and place on file Historic Preservation Commission Resolution No. 1-2017 A Resolution Recommending Approval for Historic District Designation (Millington Historic District).

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*5. Motion by Krieger, seconded by Gaugel to approve an Ordinance 2017-Z-2 Designating the Millington Historic District.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*6. Motion by Krieger, seconded by Gaugel to approve a **Resolution 2017-8** Authorizing the Execution of a Service Agreement between the City of St. Charles and Community Contacts, Inc. – City of St. Charles Home Rehabilitation and Accessibility Loan Program.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*7. Motion by Krieger, seconded by Gaugel to approve a **Resolution 2017-9** Authorizing the Mayor and City Clerk of the City of St. Charles to execute an Amendment to a Commercial Corridor and Downtown Business Economic Incentive Award Between the City of St. Charles and Peter Zaikowski (104 E. Main Street-Crazy Fox).

8. Motion by Bancroft, seconded by Turner to approve an **Ordinance 2017-Z-3** Granting Approval of a Minor Change to PUD Preliminary Plan for 1601 S. 14<sup>th</sup> St. (CVS PUD – Lot 2).

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED

**Alder. Payleitner**

Thanks to the applicant for accommodating our discussion.

**Alder. Lewis**

Happy to see that the sidewalk is back.

- \*9. Motion by Krieger, seconded by Gaugel to accept and place on file Plan Commission Resolution 2-2017 A Resolution Recommending Approval of a Final Plat of Subdivision for Doran Scales, Legacy Business Center Lots 8 and 9, 883-884 Enterprise Ct.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*10. Motion by Krieger, seconded by Gaugel to approve an **Ordinance 2017-Z-4** Granting Approval of a Final Plat of Subdivision and Minor Change to PUD Preliminary Plan for Doran Scales (Legacy Business Center of St. Charles PUD-Lots 8-9).

- \*11. Motion by Krieger, seconded by Gaugel to accept and place on file minutes of the February 6, 2017 \*Special Planning & Development Committee meeting.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

**D. No Executive Session**

**10. Additional Items from Mayor, Council, Staff, or Citizens**

- Thanked Brian Doyle for his volunteer service on the Plan Commission. He is a key example of volunteering. Mr. Doyle responded that it has been a pleasure to serve the City.
- Mayor Rogina wished Larry Gunderson a happy birthday. He also reminded all about the St. Charles Restaurant week taking place next week.

**11. Adjournment**

Motion by Gaugel, seconded by Krieger, to adjourn meeting

VOICE VOTE                      UNANIMOUS                      MOTION CARRIED

Meeting adjourned at 7:30 P.M.

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Nancy Garrison, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

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Nancy Garrison, City Clerk